

GREENE TOWNSHIP BUSINESS MEETING JULY 2, 2024

Present:

Rodney Weaver

Robert Bressler

Anne Doerr

Tom Jeffries

Bennie E Kauffman

Burten C Ware III

John Fisher

Coreena Meyers

Larry Pettenger

Ike K Esh

Matthew Miller

Mala Moore

Ivy Dolan

Gayle Phillips

Doug Nicholas

Christian King

Ike Kauffman

MS Stoltzfus

Amos Glick

Wade Kautz

Shirley Hoffman

Matthew Miller called the meeting to order at 7:00PM with the Pledge of Allegiance.

Sugar Valley Produce Auction: Ike Kauffman spoke of the changes that were made during the 90-day extension. The Board of Supervisors presented Sugar Valley Produce Auction with a letter outlining three conditions to approve the Land Development Plan. Matthew Miller read the letter aloud. The Board explained that a revised Plan would need to be presented to Todd Pysher showing that the conditions were met. The Board also stated the conditions would have to be met in 90 days (September 23, 2024). After the 90 days, the Land Development would be null and void.

Robert Bressler motioned to approve the Sugar Valley Produce Auction with the three conditions as outlined in the email/letter that was presented at the meeting. Rodney Weaver seconded the motion. Motion carried.

A certified letter will be mailed to the address of the Sugar Valley Produce Auction within 15 days of this meeting as required by the SALDO.

John Stoltzfus was present and had questions on financial security that the Township has in an escrow account under his name. On June 24, 2024 John wrote to Todd Pysher stating he was 90% complete with his site work for his project and asked how to proceed. He was advised by our Township Engineer, Todd Pysher to contact his engineer and have a survey drawn up so that Todd can conduct an on-site inspection of the improvements. He was further told that the Financial Security will have to be approved by the Board of Supervisors at a public meeting. On June 25, 2024, John stressed in an email that he would like to have at least \$150,000 released. John's engineer performed a survey. Todd and John agreed to an on-site inspection on June 26, 2024. On Tuesday July 2, 2024 Todd attached a Recommendation for Release of Financial Security for the EJ Commerce Land Development recommending that the Board of Supervisors approve the release of \$154,837.38. John questioned the Financial Security being needed at all. Robert Bressler stated, "You were told multiple times that you could have done the site work first, but you wanted to build, therefore the Financial Security was necessary. Robert Bressler motioned to approve the release of \$154,837.38 as presented. Rodney Weaver seconded the motion. Motion carried. A check was written out of the John L Stoltzfus Escrow Account for the amount of \$154,837.38 and was presented to John at that meeting.

PUBLIC COMMENT:

Tom Jeffries went through our Zoning Ordinance and presented an outline copy of fences and where they are mentioned in our Ordinance.

Coreena Meyer pointed out that the agenda was not on the website for this month.

The Planning Commission Report: The Planning Commission rescheduled their meeting to July 2, 2024 at 6:00PM. The Planning Commission recommended via vote the Plan approval by the Board of Supervisors. There were no members present at tonight's meeting; however, Wade Kautz and Shirley Hoffman were present as future buyers of the Randall & Robin Boone Subdivision. After the Board reviewed the Subdivision Plan for Randall & Robin Boone, Robert Bressler motioned to approve the Plan on condition that the applicant receive sewage approval from PA DEP. Rodney Weaver seconded the motion. Motion carried. The Board of Supervisors signed the four Plans. The secretary was asked to contact Jeff Kreger as to who is responsible to mail the sewage application into DEP?

Minutes: The minutes were emailed to the Board of Supervisors. Robert Bressler motioned to accept the minutes from the June 4, 2024 meeting as presented. Rodney Weaver seconded the motion. Motion carried.

Treasurers Report: The Treasurer's Report was presented to the Board of Supervisors for their review. The General Fund Account stands at \$527,628.28. State Liquid Fuels balance is \$99,311.32. After reviewing the reports/payroll/invoices Robert Bressler motioned to accept the Treasurer's Report as presented. Rodney Weaver seconded. Motion carried.

Robert Bressler motioned to allow the treasurer to pay all incoming bills for the month of July 2024. Rodney Weaver seconded. Motion carried.

Nicholas Escrow Account balance as of 5/31/24 was \$140,187.29 which includes interest of \$77.35.

John L Stoltzfus Escrow Account balance as of 5/31/24 was \$297,054.39 which includes interest of \$163.90.

Report of Zoning Officer: Zoning Officer Kyle Kehoe emailed the June report in the amount of \$471.00. There was a total of three zoning applications issued.

Emergency Management Coordinator Report: Chris was not present.

OLD BUSINESS

The Zoning Map Amendment: Amending was recommended by the Planning Commission and forwarded to our attorney for review.

General Code: They are working on their second analysis.

Sustainable Resource Facility (SRF) Preliminary LDP: Ned Slocum, Engineer for Nicholas Meats, LLC made the necessary adjustments to the Plan so that condition 5 could be satisfied. Robert Bressler motioned to accept the adjustment for Condition 5 on the Sustainable Resource Facility Land Development Plan. Rodney Weaver seconded the motion. Motion carried.

Doug Nicholas was present and discussed an email dated July 2, 2024 from PA DEP, Tom Randis. The Board was invited to a meeting on July 8, 2024 at the DEP office. Doug stated that staff from Nicholas Meats, LLC would be present as well as staff from DEP. He would like to see the Board present at the meeting.

Nicholas Meat, LLC Sewage Disposal Plan: NM has not submitted an application to DEP.

NM Stormwater LDP: Nicholas Meats, LLC had nothing to report.

2024 Road Project: Supervisor Rodney Weaver the Road Project done by Midland Asphalt Materials is completed.

Carpet Cleaning/House cleaning: The secretary will schedule it for July.

NEW BUSINESS

Memorandum of Agreement from DCNR: DCNR sent the Board of Supervisors a snow removal agreement to sign and return. The Board unanimously signed the Agreement. Mala will return the signed agreement to DCNR.

The Board asked that Mala reach out to Keith Kern to have the problem of website posting resolved as it is happening more than it should.

Ivy Dolan was present and stated that Gerald Seyler does post Pine-Loganton, Rockey Road and for a total of 8 miles. She will drop the Posting Bond off at the billing office for record.

Correspondence:

1. Wayne Township Landfill Hazard Waste Collection will take place on July 20, 2024.
2. Bradco Supply Expo: Save the date September 26, 2024.
3. Charles Rosamilia sent a letter requesting all Road Bond applications for Greene Township in the past two years. That request was answered and paperwork was mailed out.
4. Charles Rosamilia sent a letter that was read aloud concerning Road bonding and metal tire use.
5. Russell Reading sent a letter that was read aloud pertaining to Nicholas Meats.
6. A letter was received from Olde Forge Environmental concerning PennDOT Rest Area.
7. A letter from Gannett Fleming concerning PennDOT Rest Area.
8. A letter from Maxwell Truck & Equipment showing a used truck for sale.
9. Brochure from PSATS and ID cards.

Adjournment motion Robert/Rodney. Motion carried at 8:10 PM: The next meeting will be on **Tuesday August 6, 2024 at 7:00 P.M.**

Respectfully submitted,
Mala Moore, Secretary/Treasurer